



UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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Order Filed on July 1, 2019  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

In Re:  
Douglas M. Friedman and  
Kimberlee M. Friedman

Case No.: 18-29965  
Hearing Date: June 19, 2019  
Chapter: 13  
Judge: Christine M. Gravelle

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form:  Followed  Modified

The relief set forth on the following pages numbered two (2) and three (3) is  
**ORDERED**.

DATED: July 1, 2019

A handwritten signature in black ink, appearing to read "Christine M. Gravelle".

Honorable Christine M. Gravelle  
United States Bankruptcy Judge

After review of the Debtor's motion for authorization to sell the real property commonly known as 3 Livingston Court, Marlboro, New Jersey, New Jersey (the Real Property).

**IT IS hereby ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens. The sale of the property is contingent upon Wells Fargo Bank's lien being fully satisfied through this transaction.
3.  In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

Name of professional:

Amount to be paid:

Services rendered:

**OR:**  Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.

5. The amount of \$ 47,350.00 claimed as exempt may be paid to the Debtor.
6. The  *balance of proceeds* or the  *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case.
7. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
8.  The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.
9. Other provisions: Since this Motion is being filed on shortened time, a Notice of Proposed Private Sale is not required. Debtors' real estate attorney shall be allowed a fee of \$1,250.00 at closing. C21/Mack Morris Iris Lurie shall be allowed a commission at closing in the amount of \$23,725.00. Keller Williams shall be allowed a commission at closing in the amount of \$18,800.00. Debtors' real estate attorney/Special Counsel is Daniel H. Green, Esq., of the law firm Goldzweig, Green, Eiger & Biedzynski. Sellers' agent is Carrie Moyer of C21/Mack Morris Iris Lurie. Buyers' agent is Oksana Caspento of Keller Williams.

*rev.8/1/15*

**Certificate of Notice Page 4 of 4**  
**United States Bankruptcy Court**  
**District of New Jersey**

In re:  
 Douglas M. Friedman  
 Kimberlee M. Friedman  
 Debtors

Case No. 18-29965-CMG  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin  
 Form ID: pdf903

Page 1 of 1  
 Total Noticed: 1

Date Rcvd: Jul 01, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 03, 2019.

db/jdb +Douglas M. Friedman, Kimberlee M. Friedman, 3 Livingston Court, Marlboro, NJ 07746-2746

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 03, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 1, 2019 at the address(es) listed below:

Albert Russo docs@russotrustee.com  
 Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com  
 Andrew G. Greenberg on behalf of Joint Debtor Kimberlee M. Friedman  
 a.greenberg@verizon.net  
 Andrew G. Greenberg on behalf of Debtor Douglas M. Friedman a.greenberg@verizon.net  
 Charles G. Wohlrab on behalf of Creditor WELL'S FARGO BANK, N.A. cwohlrb@logs.com,  
 njbankruptcynotifications@logs.com  
 Denise E. Carlon on behalf of Creditor VW Credit, Inc. dcarlon@kmllawgroup.com,  
 bkgroup@kmllawgroup.com  
 Kevin Gordon McDonald on behalf of Creditor VW Credit, Inc. kmcdonald@kmllawgroup.com,  
 bkgroup@kmllawgroup.com  
 Ross J. Switkes on behalf of Trustee Andrea Dobin rswitkes@msbnj.com  
 U.S. Trustee USTPRRegion03.NE.ECF@usdoj.gov

TOTAL: 9